



Town of Canaan

Planning Board Regular Meeting Minutes –
May 16, 2022

Present: J. Pierre Gontier, Chairman
Chad Lindberg, Deputy
Jens Braun, Planning Board Member-**Absent Excused**
Mark DeSanctis, Planning Board Member
Jeffrey Sotek, Planning Board Member
Marlene Tuczinski, Planning Board Member
David Birch, Planning Board Member

Others Present: Ginny Nightingale, Town Board Liaison

I. Call to Order

Chairman J. Pierre Gontier called the Regular Meeting of the Planning Board to order at 7:00 p.m.

II. Minutes Review/Approval **NONE**

III. Other Business: **Major Subdivision Conceptual Review for John Harty;**

The Chair opened the meeting at 7:00 pm and announced that he had excused the Planning Board Clerk's attendance due to a scheduling issue.

Their being only one applicant on the Agenda that being John Harty (Applicant) with a request for a re-subdivision of Lot one (1) of his current approved Minor Subdivision Plat to create two (2) additional lots.

The Applicant was informed by the Chair that the requested re-subdivision would move the review process to a Major Subdivision Review for his current approved Minor Subdivision had reached the maximum allowable parcels limits for a Minor subdivision, also, the current approved parcel one has not reached a subdivision age of ten (10) years old which is the necessary age factor for a subdivision lot to be considered a new lot for the purpose of re-subdivision.

An updated Plat showing the proposed change to lot one was presented to the Board and the Chair suggested that because of a lack of the necessary documents for a formal application that submission on this date should be considered a Conceptual Project Review which the Applicant and the Board agreed to review as such.

A brief history review of the subdivision was presented to the Board by the Chair noting that this would be the third request for a subdivision of the original parcel and that the review process for a Major Subdivision is much greater and more detailed than the prior reviews.

The applicant made a short presentation to the Board on the project and requested the Board's guidance on a submission for the project.

Deputy Chair Lindberg was selected by the Chair to be the principal reviewer of the application and the Deputy Chair conducted a review of the Major Subdivision Code and the necessary details for compliance with the code;

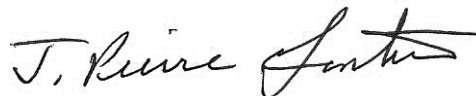
ISSUES DISCUSSED:

- The need to file a Long Form SEQR review form.
- A Stormwater Runoff Plan approved by DEC.
- Columbia County Department of Health approval of the well and septic for the lots.
- The location of the structures and land disturbance volumes for the parcels.
- Profiles of all Ways
- DOT approval of the State Route 22 driveway curb cut for a possible increase in traffic.

The Board noted that the aforementioned issues are not all-inclusive of those necessary documents and action needed to complete the Applicant's filing and suggested that the Applicant refer his Licensed Professional Designer to review the Town of Canaan Major Subdivision Code.

Meeting adjourned 0730 pm

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Kevin Foster". The signature is fluid and cursive, with a long horizontal stroke at the end.

Planning Board, Chair